

4th + Rhode Island Avenue Housing | Washington, DC



122,000 Square Feet

Affordable Housing
Mixed-Use
Multi-Family Residential
Stick on Podium
Parking
Type A Accessibility
Low-Income Housing Tax Credits

The project at 2321 4th Street, NE promises new life for a lot with a sordid past. The abandoned buildings that attracted squatters and drug dealers were bulldozed to make room for a new four-story wood-framed residential building on top of a retail and parking podium. This new construction will reengage the neighborhood and bring new residents into an area already well served by retail stores and public transportation. Providing 116 units of affordable units, 40% of which are multi-bedroom units and 15% of which are Type A accessible, this project secured competitive tax credit financing from the District of Columbia. The shape of the lot, a 20 foot grade change from front to rear of the site, new storm water requirements, and the lack of public access to the rear or sides of the lot have challenged us and shaped the architectural response.